

**RECORD OF PROCEEDINGS
VILLAGE OF PENINSULA PLANNING COMMISSION
MAY 6, 2019 LONG RANGE PLAN MEETING**

Call to Order: The Meeting was called to order by Chairperson Karen Walters at 7:00 p.m., and the Roll Call was conducted by Solicitor Brad Bryan. The following members were present.

Kevin Royer: Present

Mayor Douglas Mayer: Present

Council Representative Chris Weigand: Present

Chairperson Karen Walters: Present

Greg Canda: Arrived at 7:02 p.m. after Consideration of April 22, 2019 Minutes vote.

Others Present:

Brad Bryan – Solicitor; Rita McMahon – Planning Consultant

Consideration of Minutes: April 22, 2019 Planning Commission Meeting.

A motion was made by Mayor Mayer to approve the April 22, 2019 Planning Commission Meeting Minutes as written that was seconded by Mr. Weigand.

Roll call vote, Mr. Royer: yes; Mayor Mayer: yes; Ms. Walters: yes; Mr. Weigand: yes. The April 22, 2019 Regular Planning Commission Meeting Minutes were approved.

Review and/or Approval of Current Updated Long-Range Plan Draft: Ms. McMahon discussed the updates made to the LRP draft dated April 23, 2019. Those updates included the addition of a cover page, acknowledgements, executive summary, index, updated appendix, data, copy of the LRP presentation dated April 1, 2019, LRP newsletter, property ownership name adjustments, and future land use map. No fundamental changes were made since the March 6, 2019 draft. It was pointed out that the LRP can always be amended for future needs. The LRP is a general guide and visionary document. Although it is not legally necessary, the LRP Commission will be requesting Council to approve the Long-Rang Plan Update as well.

A motion was made by Mayor Mayer to approve the final draft of the Long-Range Plan Update dated April 30, 2019 that was seconded by Mr. Weigand.

Roll call vote, Mr. Royer: yes; Mayor Mayer: yes; Ms. Walters: yes; Mr. Weigand: yes; Mr. Canda: yes. The Long Range Plan Update was approved.

Prioritization of Long-Range Plan Regulatory Recommendations: Ms. McMahon informed the Commission she has approximately 37 contracted work hours left under her contract with the Village and wanted the Planning Commission to prioritize the remaining tasks for the follow-up work related to the Long Range Plan Update. The Planning Commission prioritized the Regulatory Review and Actions as follows:

- Evaluation of the land use table in the Zoning Ordinance for conformance to the Long-Range Plan Update goals.
- Consider a Historic District regulation.
- Review housing sizes and standards. Consider granny flats or other accessory housing options.

- Review the Multiple Family standards for compatibility with the scale of the community.
- Consider establishing overlay regulations for a Mixed-Use Work/Live area.
- Short-term rental regulation.
- Consider revisions to Mixed Use Zoning district.
- Establishing standards to ensure compatible development of large parcels through subdivision regulations.

Since the Long-Range Plan Update has now been approved, the Commission discussed what to call the first meeting of the month. One suggestion was the ‘Long-Range Plan Implementation & Zoning Meeting’. A name has yet to be determined.

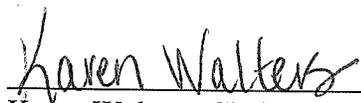
Review and/or Approval of Draft of Historic Preservation Overlay District Ordinance: Ms. McMahon handed out a map containing new district configuration boundaries. The new map boundaries are significantly smaller than the National Historic District boundaries. A discussion took place between all attendees over the inclusion/exclusion of one of the Brunswick lots within the District. It was determined that the lot should be outside of the District. Ms. Bertsch asked whether the Village, being a statutory Village as opposed to a chartered Village, has the authority to regulate what buildings look like. Mr. Bryan and Ms. McMahon stated they thought the Village does have that authority. They would look into the matter further and provide a definitive response.

Mayor Mayer made a motion to approve the amendment to the map that split the parcel located at East Mill Street and Main Street. The boundary was moved to reflect that the parcel was outside of the Historic District boundary. The motion was seconded by Mr. Royer.

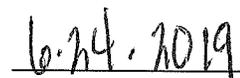
Roll call vote, Mr. Royer: yes; Mayor Mayer: yes; Ms. Walters: yes; Mr. Weigand: yes; Mr. Canda: yes. The motion was adopted.

Review and/or Approval of Draft of Short-Term Rental Ordinance: Ms. McMahon summarized the Commission’s previous Short-Term Rental discussions and outlined the revisions to the proposed ordinance. She emphasized that the Village’s current ordinances do not regulate any of these issues. The Ordinance now states that the maximum number of rooms that can be rented equates to the number of bedrooms permitted by Summit County Public Health. The fact that some residents look to rent to help offset increasing housing costs was mentioned. A discussion also took place about tent camping in the R1 District. It was determined that the discussion on this Ordinance would continue to the May 28 Regular Planning Commission Meeting.

Adjournment: Mr. Weigand made a motion to adjourn that was seconded by Ms. Walters. All were in favor of the motion; none were opposed. The meeting was adjourned at 9:53 p.m.



 Karen Walters, Chairperson



 Date